

Planning Department
210 East First Street
Jordan, MN 55352



Light Industrial (I-1) District

This district is established to preserve areas in close proximity to major thoroughfares for a broad range of light industrial uses and guide its development in a way that maintains a positive visual image by buffering adjacent uses from the negative impacts typically associated with industrial development ([City Code section 157.161](#)).

Uses

The nature of the uses **permitted** in the I-1 district are relatively low-impact industrial and include warehousing, office, and some manufacturing. A list of these uses is provided below.

- Automotive Repair and Service
- Manufacturing or Assembly
- Mini-Storage Facilities
- Offices, Business or Professional
- Parcel Delivery
- Professional Construction Trades
- Public Park, Playground or Open Space
- Public Utilities and Associated Buildings
- Single and Mixed-Use Developments
- Warehousing

Please see [City Code section 154.162](#) for a comprehensive list of permitted uses.

Conditional uses, or those allowed with receipt of a Conditional Use Permit, are varied and include:

- Adult Uses
- Bus Terminals
- Business Trade and/or Technical School
- Communication Transmission Tower and Power Lines
- Day Care
- Greenhouse
- Outdoor Storage
- Planned Unit Developments
- Public Sewage Disposal Plant
- Research Laboratories
- Wind Generators

Please see [City Code section 154.163](#) for a comprehensive list of conditional uses.

Minimum Lot Standards

| | |
|------------------|-----------------------------|
| Size (area) | 43,650 square feet (1 acre) |
| Width | 150 feet |
| Pervious surface | 30 percent |

Minimum Building Setbacks

| | |
|--------------|---------|
| Front Yard | 50 feet |
| Rear Yard | 20 feet |
| Side Yard | |
| Internal Lot | 15 feet |
| Corner Lot | 25 feet |

Please see [City Code section 154.166](#) and [City Code section 154.177](#) (Table D) for additional lot requirements.

Location

Properties zoned I-1 are depicted in light purple on the Zoning Map and are concentrated north of Highway 169. A sizable portion of the land located within the City’s Annexation Agreement with St. Lawrence Township, north of highway 169, is designated for (light) industrial development.

2040 Comprehensive Plan

It is projected that approximately 126 net additional acres will be required for industrial expansion to meet future demands to the year 2040. The City’s goal is to promote quality industrial development that is compatible with the environment, and which does not negatively impact the city’s infrastructure system such as wastewater treatment facilities. The following development policies have been adopted:

- Promote industrial development that pays employees a livable wage.
- Consider economic incentives for industries that will contribute substantially to the City’s tax and employment bases without substantial negative impacts on the city’s infrastructure system.
- Design new industrial park areas to minimize impact on environmental features such as wetlands and creeks.
- Design new industrial park areas to discourage industrial traffic from traversing through residential neighborhoods.
- Minimize the impact of industrial properties on adjacent land uses by requiring additional setbacks, screening, and/or fencing and landscaping.